BOOK 10048 PG 207

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,500.00

Frederick L. Cowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997 11/22/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick L. Cowan (NAME)	Mortgage Resources, Inc. (NAME)	MAP 41-15
1212 Tuckahoe Drive Unit 24 (ADDRESS)	404 BNA Dr., Suite 400, Bldg.200 (ADDRESS)	PARCEL 24CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	12D87728

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joyce D. Green, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederick L. Cowan and Rosemary Townsend, both unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, on the plan of Bellshire Terrace, Section One, Phase I, of record in Plat Book 6250, Page 132, Register's Office for Davidson County, Tennessee, and designated as Unit 24 of the Bellshire Terrace Condominiums as set out in the Master Deed and By-Laws of record in Book 6877, page 53 Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joyce D. Green, unmarried, by deed from Patrick V. Bell, Douglas P. Parrish, and Joan Ellenwood, of record in Book 7670, Page 50, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6250, Page 132, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Master Deed and By-Laws of record in Book 6877, page 53; and Book 6877, page 75, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1212 Tuckahoe Drive Unit 24, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 3rd day of May, 19 96

Joyce D. Green

Joyce D. Green

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce D. Green

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, _____, Tennessee, this 3rd day of May 19 96

Commission expires ~~May 24, 1997~~ 11/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

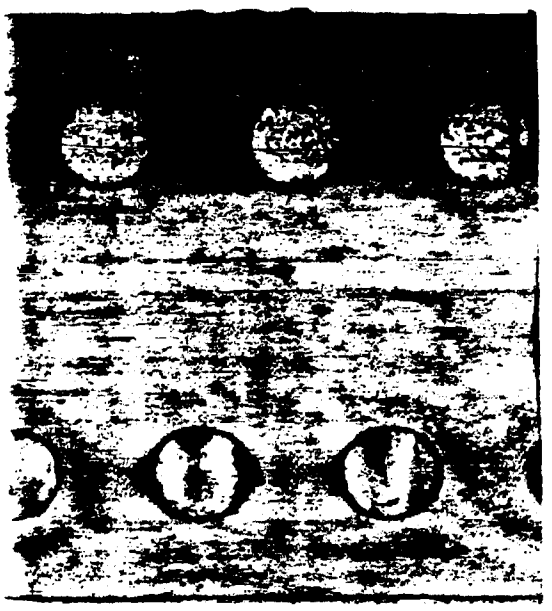
0181114

IDENTIF. ↑ REFERENCE

96 MAY 13 PM 1:09

[illegible] REGISTER
DAVIDSON COUNTY, TN.

96% 05/13 0101 03CHECK 240.25





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10048 PG 209

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	62500.00
			CON TX	231.25
			PRFEE	1.00
			MDEED	8.00
			TOTAL	240.25
			CHECK	240.25
05/13/96	01	13:12	0001	0934

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY 17 PM 1:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0181114

No. 1038912